This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 701448 DEEDWARR
08/19/2021 04:12:56 PM 2 pgs
Fees: $13.00 Taxes: $365.93
20210819-0112627

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY L. HOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNY NEWMAN, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

A TRACT OR PARCEL OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER LINE OF LONG CREEK, SAID PIN BEING AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DAVID D. MARSHALL BY DEED FROM C.W.FITZGERALD AND WIFE, LAURA M. FITZGERALD, ET AL, OF RECORD IN BOOK 4940, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 9 DEGREES 46' 00" WEST 1,733.35 FEET TO A POINT; THENCE SOUTH 86 DEGREES 41' 57" EAST 206.63 FEET TO A POINT; THENCE NORTH 12 DEGREES 21' 00" EAST 1,488.92 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 34' 47" EAST 100.00 FEET TO A POINT; THENCE NORTH 8 DEGREES 25' 13" WEST 281.97 FEET TO AN IRON PIN IN THE CENTER OF LONG CREEK; THENCE WITH THE CENTER LINE OF LONG CREEK NORTH 84 DEGREES 16' 59" EAST 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 10.19 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION IS AN EASEMENT FOR UTILITY AND ACCESS PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS ABOUT 181.25 FEET SOUTH 9 DEGREES 46' 00" WEST OF AN IRON PIN IN LONG CREEK (THE NORTHEASTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY); THENCE SOUTH 9 DEGREES 46' 00" WEST 50 FEET TO A POINT; THENCE SOUTH 51 DEGREES 13' 40" EAST 300 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 12 DEGREES 21' 00" 50 FEET TO A POINT; THENCE NORTH 51 DEGREES 13' 40" WEST 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY L. HOMAN, BY INSTALLMENT DEED FROM C.W. FITZGERALD AND WIFE, LAURA M. FITZGERALD, DATED MAY 21, 1983 AND RECORDED ON JUNE 7, 1983, OF RECORD IN BOOK 6070, PAGE 556, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 7549 BIDWELL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of August, 2021.

Gary L. Homan By Fonda Wheeler AIF
GARY L. HOMAN
BY FONDA WHEELER, AS ATTY IN FACT

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **FONDA WHEELER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as attorney in fact for **GARY L. HOMAN** the within named bargainor, and who acknowledged that she, executed the within instrument for the purposes therein contained by signing his name as his attorney in fact.

DONE at offices Hendersonville, TN, on this the 19th day of August, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$98,900.00.**

~~Affiant~~

Subscribed and sworn to before me, this the 19th day of August, 2021

NOTARY PUBLIC
My commission expires: 01/03/2022

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) as follows:
DANNY NEWMAN
7549 BIDWELL ROAD
JOELTON, TN 37080

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 014000/172.00